

## DEFINITIVE ECONOMIC DEVELOPMENT AGREEMENT

### I. Introduction and Purpose

General Electric Company ("GE"), a corporation incorporated in the State of New York, the City of Pittsfield, Massachusetts (the "City"), a municipal corporation formed in accordance with the laws of the Commonwealth of Massachusetts, and the Pittsfield Economic Development Authority ("PEDA"), an entity created pursuant to St. 1998, c. 194, §268, as amended by St. 1998, c. 486, §2, (collectively, the "Parties") enter into this Definitive Economic Development Agreement (the "Agreement") with the mutual interest of promoting the economic redevelopment of Pittsfield.

On October 30, 1997, the following parties entered into a mediation agreement in an attempt to "resolve certain potential claims of the Governmental Parties against GE related to the GE facility in Pittsfield, Massachusetts, the Housatonic River, and related areas of concern": GE, the Massachusetts Executive Office of Environmental Affairs, the Massachusetts Attorney General, the Massachusetts Department of Environmental Protection (the "MA-DEP"), the Connecticut Attorney General, the Connecticut Department of Environmental Protection, the United States Department of the interior, the United States Department of Justice, the National Oceanic and Atmospheric Administration, and the United States Environmental Protection Agency (the "EPA") (collectively, the "Mediation Parties"). The City and, since its creation, PEDA also participated in the mediation as non-parties. The Mediation Parties, the City, and PEDA viewed the

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Mediation Agreement in the Matter of General Electric Company Pittsfield Facility/Housatonic River, dated October 30, 1997.

goals of the mediation to be "remediation of the contamination, restoration of natural resources, and the redevelopment of the industrial site," and contemplated a settlement, in the form of a Consent Decree to be entered by the United States District Court, that would achieve these three interrelated goals. Toward that end, they reached an agreement in principle as to the underlying terms on September 24, 1998. In furtherance of achieving the overall settlement, the Parties enter into this Agreement to address one part: the redevelopment of the industrial site. This Agreement shall not take effect unless and until the Consent Decree is finally entered as a judgment by the United States District Court. Should the Consent Decree not be approved by the United States District Court for any reason, this Agreement shall become null and void. Notwithstanding the foregoing, GE may, at its own election, implement certain of the activities set out in the Agreement prior to the effective date of this Agreement, and any activities so implemented shall, upon the effective date of this Agreement, satisfy GE's obligations under this Agreement as if this Agreement had been in effect at the time of their implementation.

The Parties believe that the activities outlined in this Agreement, along with their good faith efforts to implement the same, will rejuvenate a portion of Pittsfield by creating a pleasant work and commercial environment that will attract businesses and increase employment in Pittsfield. The Parties view such redevelopment as being mutually beneficial. Based on this common goal, the Parties agree to the following:

## II. Transfer of Property/Transferee Entity

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<sup>2</sup> Final Proposed Ground Rules for General Electric Company Pittsfield Facility/Housatonic River Mediation. dated November 13, 1997.

A. As specified in Attachment C and as depicted in Attachment B, and except as otherwise provided in this Agreement, GE shall, at its own expense demolish certain identified buildings currently located on those portions of the GE facility in Pittsfield to be transferred by GE to PEDDA (the "Transferred Property").

~~B. The Parties agree that, should the actual costs for the demolition of~~  
any structure exceed the Parties' current estimate of costs, GE shall not be entitled to offset such cost overage against the redevelopment funds it is required to provide to PEDDA under Section XI.D of this Agreement or otherwise. Likewise, the Parties agree that, if the actual costs for the demolition of any structure are less than the Parties' current estimate of costs, GE shall not be required to provide to PEDDA or any other party any such cost savings.

C. Attachment C identifies and Attachment B depicts Building 19 as a building scheduled for demolition in Phase II. If PEDDA demonstrates within three years of signing this Agreement that it has a viable tenant committed to use Building 19 for a period of at least three years, PEDDA may request that GE not demolish Building 19 and GE shall not demolish Building 19. If PEDDA exercises its option to request that Building 19 not be demolished, PEDDA may direct that GE take such actions as are necessary to prepare the building for the tenant including, without limitation, sampling, decontaminating, and refurbishing Building 19. Further, if PEDDA exercises its option to request that Building 29 not be demolished, the funds GE estimated would have been required to demolish Building 19 shall be added to the funds GE will make available for economic redevelopment on the Transferred Property as referenced in Section XI.D of this Agreement. All costs associated with preparing Building 19 for reuse, including, without limitation,

sampling, decontamination, and refurbishment, will be paid by PEDDA, either as directed by PEDDA from the funds referenced in Section XI.D or other means. GE shall bear no costs for preparation of Building 19 for reuse

D. As specified in Attachment C and as depicted in Attachment B, and as otherwise provided in this Agreement, GE shall, at its own expense, demolish certain identified buildings located within the areas known as the 30s Complex and the 60s Complex, and refurbish the guardhouse (Building 28B), the electrical substation, and parts of the wastewater treatment system.

E. In accordance with a long-term lease agreement, of at least twenty-five (25) years, yet to be entered into by PEDDA and GE, GE shall make available to PEDDA or its tenants, at no charge to PEDDA or its tenants, a parking area of approximately four (4) acres on property owned by GE located at the northwest corner of Woodlawn Avenue and Kellogg Street, as designated in Attachment B as "GE Parking Lot."

F. After GE demolishes the buildings specified in Attachment C and depicted in Attachment B, at least 350,000 square feet of existing building foundations or appropriate sites for new foundations, comprised of at least eight (8) separate foundations (or less as agreed to by PEDDA and GE) and reasonably located and suitable for PEDDA to direct the construction of new buildings upon such foundations at a reasonable cost compared to comparable new construction in the Berkshire region. If the actual square footage of available, suitable foundations is less than 350,000 square feet, GE shall, at its own expense, pay the cost of soil management, compaction, and stability issues associated with preparing and using foundations on the Transferred Property to equal the difference between 350,000

square feet and the actual foundation area available after demolition. GE shall in good faith consult and coordinate with PEDDA regarding the number of foundations available for new construction, the location of such foundations, as well as the location and manner of consolidation of demolition and associated debris upon the Transferred Property, if any. The Parties will cooperate in good faith, to develop a mutually agreeable master plan, designating the location, size, number and other such specifications for the construction of new buildings on the Transferred Property.

G. GE shall continue to provide PEDDA with approximately three thousand (3,000) square feet of office space in Building 45 or other space reasonably equivalent to the space PEDDA is using at the time of the signing of this Agreement, for a period of five (5) years at no cost to PEDDA. It is the intent of the Parties that PEDDA's office will be moved into newly constructed or refurbished space on the Transferred Property.

H. In the event PEDDA has secured a viable tenant(s) for the Transferred Property prior to appropriate space being available for that tenant(s), GE shall lease up to 100,000 square feet of existing reasonably suitable space to PEDDA on an interim basis for that tenant(s) for a period not to exceed six years consisting of one three-year period and three one-year options to extend; provided that PEDDA notifies GE of PEDDA's intent to exercise this interim space option within 18 months of the signing of this Agreement. GE shall pass all its actual out-of-pocket costs for preparing and operating such space onto PEDDA, but shall otherwise charge no rent to PEDDA or its sublessee( Within 3 months of the signing of this Agreement GE shall identify what space it intends to make available to PEDDA and shall

provide preliminary estimates of costs for preparing that space. If, sooner than the expiration of the 3 month period referenced in the preceding sentence, PEDAs identifies a viable, potential tenant for the Transferred Property, GE agrees to identify such interim space and provide preliminary estimates of costs as soon as reasonably practicable in order to assist and further PEDAs's economic redevelopment goals. PEDAs shall be entitled to sublease any space leased to it by GE pursuant to this paragraph provided that the prospective sublessee agrees:

1. to abide by any environmental restrictions and easements ("EREs") to which the sub-leased property is subject;
2. to provide GE with (i) a full release and indemnity from all liability arising out of its use and occupancy of the sub-leased property, except such liability as may be proximately caused by GE's acts or failures to act subsequent to such sub-lease, and (ii) a reasonable demonstration that such sublessee has the financial ability to support such protections; and
3. to provide to GE, the United States, and the Commonwealth of Massachusetts, access to the sub-leased property, in accordance with the terms set forth in Section IX of this Agreement.

I. Prior to transferring property to PEDAs, GE shall at its own expense, conduct landscaping and other improvements on or about the Transferred Property in accordance with Attachment C and the Parties' cost estimates. In addition, taking into account weather and related construction issues, no later than June 30, 2000 (unless the Consent Decree has not been approved by the United States District Court by said date; in which case, within a reasonable time thereafter), GE

shall construct athletic field(s) and associated structures, and conduct associated landscaping, in the eastern portion of the 60s Complex as indicated in Attachment C and depicted in Exhibit 1 to Attachment F. In conducting these activities, GE shall expend no less than the amounts estimated by the Parties for accomplishing such activities, and GE shall provide a regular accounting to PEDA and the City of the costs GE has expended. Further, in conducting these activities, GE agrees to coordinate and consult with the City and PEDA and, in GE's reasonable discretion, accommodate any suggestions made by the City and PEDA as to how such activities should be accomplished. Following construction of the athletic field(s) and related structures in the 60s Complex, GE shall lease such property to the City in accordance with the Lease Agreement set forth in Attachment F.

J. Following completion of the work set forth in Attachment C, or as provided in Section II. C, and Section IV.A.I of this Agreement, GE shall transfer the subject property to PEDA. Provided that the costs to modify the sequence of property transfer originally set forth in Attachment C are not materially affected, PEDA and GE agree to modify that sequence. PEDA represents and warrants that it has satisfactory statutory authority to serve as the transferee entity hereunder and to discharge its obligations in connection with the Transferred Property under this Agreement, including, without limitation, the authority to:

1. obtain property through purchase or gift;
2. except as otherwise provided in this Agreement and to the extent authorized by law, indemnify prior owners for environmental, health and safety issues associated with the post-transfer ownership, use and occupancy of the Transferred Property, and property damage

and personal injury claims arising subsequent to the transfer (including, without limitation, claims based on conditions existing prior to the transfer), whether they arise from the application of regulatory, statutory or common law;

3. issue bonds or notes to raise funds;

4. remediate;

5. redevelop; and

6. lease for reuse.

K. PEDDA understands and acknowledges that, at the time of transfer, portions of the Transferred Property may be subject to EREs pursuant to the Consent Decree, and that such EREs run with the land in perpetuity. PEDDA shall abide by any such EREs.

L. PEDDA shall not sell or otherwise transfer title to the fee interest in all or a portion of the Transferred Property within the five (5) years following the original transfer of that portion of the Transferred Property from GE. PEDDA may, however, at any time after eighteen (18) months from the signing of this Agreement sell or otherwise transfer title to a building constructed after the signing of this Agreement, exclusive of the land upon which such building is situated; provided, however, that the proposed use of the building after such transfer is consistent with the use restrictions outlined in Attachment D and the prospective transferee agrees to the requirements set forth in subsections 1 through 4 of this Section L. After such five(5) year period, PEDDA may, with GE's written approval, sell or transfer fee title to the Transferred Property in whole or in part. GE shall provide PEDDA with such written approval, or shall inform PEDDA of its decision to withhold such



approval, no later than 90 days after PEDDA informs GE that it intends to transfer title. PEDDA shall provide to the prospective buyer/transferee notice of any EREs to which the Transferred Property is subject. GE shall not unreasonably withhold approval for sale or transfer if the proposed use is consistent with the use restrictions outlined in Attachment D of this Agreement and the prospective buyer/transferee agrees:

- 1 to abide by any EREs to which the Transferred Property is subject;
2. to provide GE with (i) a full release and indemnity from all liability arising out of its ownership, use and occupancy of the portion of the Transferred Property being sold or transferred, except such liability as may be proximately caused by GE's acts or failures to act subsequent to such transfer, (ii) insurance coverage based on a pro-rated amount of the total insurance PEDDA is required to obtain hereunder, adjusted for the area and/or building space being sold or transferred as compared to the total amount of property originally transferred by GE to PEDDA, and (iii) a reasonable demonstration that such buyer or transferee has the financial ability to support such protections;
3. to provide to GE, the United States, and the Commonwealth of Massachusetts, access to the property being sold or transferred, in accordance with the terms set forth in Section IX of this Agreement; and
4. that the requirements set forth in this Paragraph II.M shall also be binding on subsequent buyers and transferees of a fee interest in any

Transferred Property and shall be incorporated into subsequent sale or transfer documents as a condition of any such sale or transfer; provided, however, that GE's approval shall not be required for any sale or transfer after fifteen (15) years from the date of original transfer to PEDDA.

M. Immediately upon transfer of the Transferred Property to PEDDA by GE, PEDDA shall be entitled to transfer a leasehold interest in all or any portion of the Transferred Property; provided that PEDDA shall notify each such tenant of the existence and provisions of this Agreement and shall provide a copy of this Agreement to each such tenant; and provided further that PEDDA shall include as a condition in any lease a requirement that the tenant agrees to the access provisions set forth in Section IX of this Agreement. The notification and other requirements of this Section II.M shall be binding on all subsequent buyers and transferees of a fee interest in all or a portion of the Transferred Property. In leasing any portion of the Transferred Property, PEDDA shall be entitled to extend options to purchase in connection with any such lease; provided that the right to exercise any such option to purchase shall not vest prior to the five (5) period discussed in Section II.L.

### III. Eminent Domain

PEDDA and the City shall not utilize their respective eminent domain authorities with respect to the GE Property for a period of seven (7) years following the execution date of this Agreement. After seven (7) years from the date of this Agreement, either the City or PEDDA may invoke its eminent domain authority to take property that GE is not actively using for its own purposes (whether directly or through any wholly-owned subsidiary or other such entity); provided, however, that

if GE can reasonably demonstrate that such non-use is temporary due to renovation or remediation or a bona fide business purpose, neither the City nor PEDDA shall order such taking for a period of one (1) year from the date GE provides satisfactory evidence of such temporary non-use. in any event, a taking by the City or PEDDA shall, ~~to the extent allowed by law, transfer all liability for or~~ from such property to the City or PEDDA, as the case may be, including, without limitation, all liability involving costs for environmental investigation or remediation, third-party civil actions, or any other claims of damage based on statutory or common law theories not expressly stated; except that the City or PEDDA, as the case may be, shall not assume liability for i) performing the groundwater and NAPL related activities described in Sections 2.2.5 and 2.7 of the SOW and Attachment H thereto with respect to such property, or ii) damages or other costs primarily arising out of pre-taking exposure to contamination or release of such contamination on or from the GE Property. Any decision by the City or PEDDA to exercise eminent domain rights under this Section shall not be subject to dispute resolution in accordance with Section XII of this Agreement. Except as specifically provided in this Section III, GE reserves all rights to oppose or challenge any such decision by the City or PEDDA to exercise their eminent domain rights.

IV. Responsibilities/Indemnifications/Releases; Arbitration Procedure

A. GE Responsibilities

Consistent with the Consent Decree and the SOW, GE shall be responsible for the following with respect to the Transferred Property:

1. performing, prior to transfer, the response actions (other than post-removal site control, groundwater, and NAPL-related activities)

agreed upon in the Consent Decree and the SOW, as more particularly set forth in Consent Decree Sections VI (Performance of Response Actions by Settling Defendant), VII (Removal Actions Outside the River), and IX (Performance Standards), SOW Section 2.0, and all relevant work plans developed and/or implemented pursuant thereto;

2. performing, prior to transfer, the demolition, refurbishing, and redevelopment activities set forth in Attachment C and Section II of this Agreement and as otherwise agreed by the Parties;
3. performing the groundwater and NAPL-related activities described in Sections 2.25 and 2.7 of the SOW and Attachment H thereto;
4. off-site migration of contamination caused by GE, unless PEDA or a future user not controlled or invited on or otherwise allowed to enter the Transferred Property by GE causes the migration. If the contamination migrating off-site is of the same nature as that known as of the date of transfer, it shall be presumed to be caused by GE unless GE demonstrates that PEDA or a future user not controlled or invited on or otherwise allowed to enter the Transferred Property by GE caused such contamination;
5. for a period of fifteen (15) years, managing the soil and groundwater issues associated with excavation in existing or new utility corridors (i.e., corridors for the provision of steam, water, electricity, gas, sewer, and fiber optic or similar telecommunication systems capable of providing high speed internet, telephony, and similar services) to

the extent any such utility supports, or is reasonably necessary for, the contemplated uses of the Transferred Property, including construction of new buildings or structures as set forth herein; and

6. off-site disposal of waste or soil from the Transferred Property prior to transfer

B. Indemnifications Running From GE to the City

Upon request by the City, GE shall indemnify the City, as well as each of its current and former officers, agents, representatives, and employees, and all persons acting by, through, under, or in-concert with any of them, against any and all losses, costs, expenses, damages, or claims arising out of the past practice of the City in providing sewage sludge containing polychlorinated biphenyls ("PCBs") for use or disposal on residential property. If any such claim is made against the City, the City shall promptly notify GE of the claim and shall take no action that might compromise or impair GE's position in such a matter. GE shall have the exclusive right to control the defense, settlement, trial, or other disposition of any such claim on behalf of the City and GE. To the extent that the City has insurance, or other legal rights to indemnification or contribution from third parties, the City shall cooperate with GE to pursue the City's legal rights as against those parties and have those rights assigned to GE. Any funds obtained from such insurance or third party shall be used to defray the expenses that GE incurs indemnifying the City

C. Indemnifications Running From GE to PEDA

Upon request by PEDA, GE shall indemnify PEDA, as well as each of its current and former officers, agents, representatives, and employees, and all persons acting by, through, under, or in concert with any of them, against any and all losses, costs, ~~expenses, damages, or claims arising out of~~ or relating to the responsibilities that GE has specifically agreed to retain, which are set forth in Section IV.A. of this Agreement. If any such claim is made against PEDA, PEDA shall promptly notify GE of the claim and shall take no action that might compromise or impair GE's position in such a matter. GE shall have the exclusive right to control the defense, settlement, trial, or other disposition of any such claim on behalf of PEDA and GE. To the extent that PEDA has insurance, or other legal rights to indemnification or contribution from third parties, PEDA shall cooperate with GE to pursue PEDA's legal rights as against those parties and have those rights assigned to GE. Any funds obtained from such insurance or third party shall be used to defray the expenses that GE incurs indemnifying PEDA.

D. PEDA Responsibilities and Indemnifications  
Running From PEDA to GE

Subsequent to the transfer of property from GE to PEDA, PEDA shall be responsible for, and shall indemnify GE against any and all losses, costs, expenses, damages, or claims arising out of all environmental liabilities, to the extent permitted by law, relating to the Transferred Property that are not retained by GE under Section IV.A of this Agreement, including, without limitation:

1. except as provided in Section IV.A of this Agreement, and except as caused by GE's negligence or failure to use good engineering

practices in performing its obligations under the Consent Decree and SOW, additional remedial requirements on or related to the Transferred Property (including, without limitation, those necessitated by a change in law or regulations or as a result of additional work required or performed by PEDA, subsequent owners, tenants, or any third party, or as a result of recontamination of the Transferred Property caused by natural events or otherwise);

2. tort liability associated with PEDA's (or its successor's) ownership, use, or occupancy of the Transferred Property including, without limitation, liability from exposure to any hazardous constituents during use, ingress, or egress to the Transferred Property;
3. off-site migration of contamination to the extent such migration is caused by PEDA or a future user not controlled or invited on or otherwise allowed to enter the Transferred Property by GE;
4. damage actually caused by the unreasonable interference with any remedy by PEDA or a third party not controlled or invited on or otherwise allowed to enter the Transferred Property by GE;
5. except as provided in Section IV.A of this Agreement, maintenance and operation of the Transferred Property including, without limitation, maintenance of buildings, grounds, landscaping, use restrictions, any remedy, and/or proper soil management practices; and
6. unknown issues, except to the extent that GE has material information that GE was obligated but failed to submit to the EPA or the MA-DEP. or material information that GE has or could find

through conducting reasonable due diligence within GE, prior to the date of the initial transfer, and fails to inform PEDA of such information.

E. Releases Runnino From the City to GE

~~Subject to and in consideration of the mutual promises contained herein, the~~  
City grants GE a covenant not to sue or bring any further action and releases GE fully from all claims, causes of action, damage, injunctive relief, or other remedies, whether at law or in equity, that the City has or will ever have against GE with respect to or arising from the transportation, storage, use, treatment, disposal, or arrangement for disposal of PCBs or any other hazardous substance, pollutant or contaminant (as defined under federal or state law) at the Transferred Property itself. With respect to PCBs or any other hazardous substance, pollutant or contaminant (as defined under federal or state law) migrating from the Transferred Property, the City grants GE a covenant ~~not~~ to sue or bring any further action and releases GE fully from all claims, causes of action, damage, injunctive relief, or other remedies, whether at law or in equity, that the City has or will ever have for property not owned by the City, to the extent that GE has materially satisfied governmental orders, agreements, or settlements to address such contamination migrating from the Transferred Property. With respect to property previously or currently owned by the City at which response actions have been or are required under the Consent Decree and SOW (including, but not limited to, the property depicted in SOW Figure 2-6), the City grants GE a covenant not to sue or bring any further action and releases GE fully from all claims, causes of action, damage, injunctive relief, or other remedies, whether at law or in equity, that the City has or



ever will have against GE arising from the presence, prior to the date of signing this Agreement, of PCBs or any other hazardous substance, pollutant or contaminant (as defined under federal or state law) at such property to the extent that GE has materially satisfied or is materially satisfying governmental orders, agreements, or settlements to address such contamination; provided, however, that if the City obtains the necessary approvals to amend an ERE allowing a change of use to such property, and the City in fact implements such a change in use, then this release and covenant not to sue shall not apply to the extent that the City incurs additional costs of response to implement such change in use. Notwithstanding the foregoing, the City does not release and covenant not to sue GE to the extent that GE has material information GE was obligated but failed to submit to the EPA or MA-DEP, or material information that GE has or would find through conducting reasonable due diligence within GE prior to the date of the original transfer and not disclosed to the City or PEDDA.

F. Releases Running from GE to the City

The Parties agree that this Agreement is meant to transfer obligations from GE to PEDDA, not to the City, unless a provision within this Agreement specifically imposes obligations upon the City. It is not the intent of the Parties to impose any liability or obligation upon the City other than that expressly set forth in this Agreement. Toward that end, GE fully, completely, irrevocably, and unconditionally releases, acquits, remises, and forever discharges the City, as well as each of its current and former officers, agents, representatives, and employees (except to the extent it is necessary for GE to name any such officers, agents, representatives, employees or persons in any proceeding solely in order to state a claim upon which

relief may be granted), and all persons acting by, through, under, or in concert with any of them, from any and all claims, demands, debts, liabilities, contracts, obligations, accounts, torts, causes of actions, losses, expenses, or claims for relief of whatever kind or nature, whether known or unknown, whether suspected or unsuspected, ~~which GE may now or in the future have with respect to, or as~~ claimed to have had arisen from, or by reason of, or in any way connected with acts, obligations, or omissions of PEDDA and its successors. However, if the City leases, occupies, or otherwise uses Transferred Property, GE reserves any claims it may have with respect to the acts or omissions of the City, its current and former officers, agents, representatives, and employees, and persons acting by, through, under, or in concert with any of them to the extent that such acts or omissions occur during the course of and relate to such lease, occupancy, or use.

G. Claims Regarding PCBs on City-Owned Property and Expedited Arbitration Process

1. The City owns or previously owned properties (including property used for landfill purposes, parks, public works, and rights of way) at which response actions have not been and will not be required under the Consent Decree and SOW that the City contends may be contaminated with PCBs. In the event that such a particular property owned or previously owned by the City is found to be contaminated with PCBs (the "Subject Property"), and the City contends that GE is wholly or partially responsible for such contamination, then the City may (unless it is prohibited by some other agreement) tender to GE the City's claim that GE is responsible for costs, expenses, or damages resulting from such contamination. Following

such notice, the City and GE shall meet and shall, for a period of no less than thirty (30) days (which period may be extended by mutual agreement of GE and the City) attempt through informal negotiations to resolve the City's claim. The foregoing provisions regarding informal negotiations shall not apply in the event that a Party seeks injunctive relief or other such pretrial equitable relief. In the event that GE and the City fail to resolve the City's claim through such informal negotiations, the City may (i) pursue all legal remedies available to it, including filing an action in a court of law or equity; or (ii) initiate an expedited arbitration process as described further below (the "Expedited Arbitration Process").

2. In the event that the City elects to initiate the Expedited Arbitration Process, it shall provide written notice to GE. The hearing portion of the Expedited Arbitration Process shall begin within forty-five (45) days of GE's receipt of the City's notice of intent to pursue the Expedited Arbitration Process unless both the City and GE agree to extend the date. It shall be the goal of the City and GE to conclude the Expedited Arbitration Process within ninety (90) days of receipt of such notice. The hearing shall be held in the City of Pittsfield, unless otherwise agreed to by the City and GE.

3. The arbitrator shall be selected and mutually agreed to by GE and the City within fifteen (15) days after GE's receipt of the City's written notice. If the City and GE are unable to agree upon selection of an arbitrator, the arbitrator shall be selected pursuant to the Rules of the American Arbitration Association ("AAA"). The arbitrator shall be selected

from among a list of persons possessing experience with and knowledge of environmental dispute resolution, GE and the City may each submit a list containing up to ten names of such qualified persons.' If the arbitrator originally chosen to conduct the Expedited Arbitration Process shall become ~~unable to serve as the arbitrator~~, GE and the City shall ~~attempt to mutually~~ agree on the selection of a new arbitrator, and, if unable to do so within ten (10) days, the arbitrator shall be selected in the manner ~~previously~~ described in this paragraph.

4. The Massachusetts Uniform Arbitration Act for Commercial Disputes, G.L. c. 251, shall apply and certain rules of the Commercial Arbitration Rules of the AAA as amended and effective on January 1, 1999' (the "AAA Rules") shall apply, namely R-22 through R-30, R-32 through R-39, R-41, R-43, R-44, R-47, R-48, and R-50(a) and (c). The arbitrator selected for the Expedited Arbitration Process shall perform those tasks otherwise committed to the AAA in the AAA Rules, where applicable. There shall be no rules of evidence. Where there is any conflict between the AAA Rules and this Agreement, this Agreement shall prevail. GE ~~and the~~ City consent to judgment upon the award rendered by the arbitrator being entered by the Berkshire County Superior Court.

5. GE and the City agree to voluntarily and in good faith exchange all non-privileged documents, information and other evidence in their possession or within their control relating directly or indirectly to PCB contamination of the Subject Property and to use their best efforts to identify and make available to the other party any individuals who have material

knowledge relating to such contamination no later than ten (10) days before the commencement of the hearing; provided, however, that upon the motion of GE or the City, the arbitrator may extend the time period based on a showing of undue burden. The arbitrator may conduct a preliminary hearing and may order any additional discovery at the request of either the City or GE.

6 . Except as otherwise provided in this Paragraph, the substantive law of the United States and the Commonwealth of Massachusetts (including with regard to the award of fees and costs) shall apply to the Expedited Arbitration Process as if the Expedited Arbitration Process were a judicial proceeding under such law. The issues for the determination of the arbitrator are whether GE and/or the City should be held legally responsible for the PCB contamination of the Subject Property, and whether and how such responsibility should be apportioned between them. Notwithstanding any other provision of law, the arbitrator may enter a declaratory judgment in favor of GE and/or the City without regard to whether either GE or the City has actually incurred any response costs relative to the Subject Property.

7. GE and the City each reserve all rights to seek cost recovery, contribution, and any other remedy that may be available under federal or state law with respect to any other person.

#### V. Insurance

A. PEDDA shall obtain insurance for each Phase of property transferred, as detailed in Attachment C, in the aggregate amount of fifty million dollars

(\$50,000,000) with a deductible not to exceed one million dollars (\$1,000,000) for those environmental, health, or safety claims associated with the Transferred Property for which PED A has agreed to indemnify GE under this Agreement.B.

GE and the City shall be additional insureds to any and all policies on the Transferred Property.

C. PED A and all future transferees or tenants shall carry insurance beyond the environmental, health, and safety policies stated above for use of the Transferred Property in the form of a comprehensive general liability policy, including without limitation coverage for contractual liability, on an occurrence form, with limits of not less than five million dollars (\$5,000,000) per occurrence and ten million dollars (\$10,000,000) in the annual aggregate, naming GE as additional insured. The policy must be issued by insurer(s) licensed to do business in the state of Massachusetts and having a Best's rating of not less than A-, IX. In determining the appropriate pro-rated amount of insurance for a tenant, the Parties agree to use the amount of insurance referenced in this Subsection as a guide, but will determine the appropriate coverage given the area and/or building space being sold or leased and the associated risk.

D. The Parties agree to discuss adjusting the appropriate amount of coverage should it be commercially infeasible to obtain insurance of the type or amount specified in Subsections A and C of this Section V.

#### VI. Representations and Warranties

A. Subject to the terms stated herein, GE shall transfer property "as is."

B. GE shall represent and warrant good and transferable title to all property transferred by it to PED A.

C. GE shall represent that, as of the date of transfer, GE has complied with all applicable requirements of and has satisfied all applicable obligations under the Consent Decree and the SOW on all property to be transferred by it to PEDAs.

VII. Disclosures and Assessments

A. GE shall reasonably cooperate with the City and PEDAs in analyzing the conditions at the property to be transferred with respect to the existence of PCBs and other hazardous substances.

B. The City and PEDAs currently have access to all information in the public repositories.

C. GE has already or shall disclose relevant sampling results of building interiors and exteriors, soils and groundwater obtained from the property to be transferred (Attachment E).

D. At its own cost, GE shall make available to PEDAs and the City, at a reasonable time and place, for the purposes of discussing with and assisting PEDAs and the City in their understanding of the environmental conditions on the Transferred Property a representative of GE with knowledge of the conditions. In addition, at its own cost, GE will make best efforts to make its environmental consultants and current employees available to PEDAs and the City at reasonable times and places and will provide PEDAs and the City with information reasonably available to it concerning past activities on the Transferred Property, including information about existing contamination, subject to applicable privileges.

E. If PEDAs requires information beyond that provided pursuant to the preceding four (4) subsections for purposes of (i) obtaining insurance coverage or financing at commercially reasonable rates or (ii) determining the cost or feasibility

of soil excavation for redevelopment as set forth in Section II, GE and PEDA agree to negotiate in good faith the scope of such assessment.

#### VIII. Phased Transfer of Property

A. GE shall conduct the response activities agreed upon in the Consent Decree and the SOW (other than post-removal site control activities and groundwater and NAPL-related activities described in Sections 2.2.5 and 2.7 of the SOW and Attachment H thereto with respect to such property) prior to the transfer of particular property to PEDA.

B. GE shall demolish the buildings as agreed and indicated in Attachment C and depicted in Attachment B, except as otherwise provided in Section II.C of this Agreement.

C. GE shall refurbish the buildings as agreed and indicated in Attachment C and depicted in Attachment B.

D. GE shall perform such other tasks as agreed by the Parties as provided in Section XI. D.

E. The Parties agree to work to develop a mutually agreeable and beneficial schedule to conduct agreed activities and transfer property. As necessary, the Parties agree to discuss and agree to modifications to the schedule; provided, however, that changes to the sequence of property transfer shall be governed by Section II.J of this Agreement. Modifications to the schedule shall not be unreasonably rejected if they do not cause an acceleration of expenditures or adversely affect the integrity of the redevelopment design. Such schedule shall not require GE to transfer any property if(i) PEDA lacks the financial ability to support the protections provided to GE (including, without limitation, the obligations of



PEDA contained in Section III of this Agreement), or (ii) property previously transferred to PEDA is not being utilized for any economic purposes and there are no contracts for such uses or such property is not otherwise capable of sustaining itself financially or no new structures have been constructed or are under construction; provided, however, that if PEDA cannot satisfy the requirements of clause (ii), PEDA may propose that the activities and transfer proposed in Phase II (Attachment C) proceed and GE shall consent provided that PEDA demonstrates (1) executed, binding, and non-contingent contracts for the use of enough of a portion of the Phase II property for an amount and duration that is reasonably expected to result in the Phase II property being capable of sustaining itself financially, and (2) commitment and financial resources sufficient, in GE's reasonable opinion, to maintain the protections in clause (i). If PEDA is unable to demonstrate that any such contract(s) is (are) non-contingent, GE shall place title for the Phase II property into escrow for a reasonable period and shall release the title for the property from escrow when all contingencies are met. If the Parties disagree about this provision, the Parties agree to submit the dispute to expedited binding arbitration subject to appeal only on the grounds of bias or prejudice.

F. Beyond the activities identified as Phases I and II in Attachment C, the Parties agree to evaluate in good faith available property on the GE facility in Pittsfield for future transfer to PEDA. If PEDA identifies any such property that it desires to acquire from GE, PEDA shall: (i) demonstrate to GE that it is reasonably utilizing property already transferred to it for economic purposes: (ii) provide GE with a full release and indemnity from all liability arising out of ownership, use and occupancy of the additional property to be transferred, except such liability as may

be proximately caused by GE's acts or failures to act subsequent to transfer; (iii) obtain appropriate insurance coverage on the property; and (iv) provide GE with a reasonable demonstration that it has the financial ability to support such protections and any EREs to which the property may be subject. If PEDA satisfies the requirements of the preceding sentence, ~~GE agrees to give serious~~ consideration, but shall not be obligated, to transfer such property to PEDA. GE's determination not to transfer such property to PEDA shall not be subject to dispute resolution.

IX. Access and Land/Water Use Restrictions

A. PEDA shall provide to GE and GE's contractors and representatives reasonable access to the Transferred Property as needed to address issues associated with the Transferred Property or the property that GE retains, including, without limitation, maintaining or conducting investigative or response activities. In exercising its access rights under this Agreement, GE shall endeavor not to interfere with the quiet enjoyment of the Transferred Property, to the extent consistent with GE's obligations under the Consent Decree and the SOW.

B. PEDA shall provide to the United States and the Commonwealth of Massachusetts and their contractors and representatives access to the Transferred Property to the same extent GE would be required under the Consent Decree (including the 1 ½ Mile Reach Access and Services Agreement, which is appended to the Consent Decree) to provide such access had the property not been transferred to PEDA.

C. Attachment G is a list of property owned by the City within the Site, as that term is defined in the Consent Decree, upon which EREs may be necessary.

Within 30 days after receipt of the pre-design summary report (as described in the SOW) for the response action in question, the City shall cause, at its own expense, EREs to be placed on such property as required by the Consent Decree. The City and PEDAs rights on the property(i) listed in Attachment G; (ii) on the Transferred Property; and (iii) on any GE-owned property within the Site shall be subordinate to any ERE.

X. Limited Option to Repossess

GE shall have the option to repossess Transferred Property if PEDAs is unable to meet its financial obligations or if the Transferred Property is used in a manner inconsistent with applicable EREs or the use restrictions identified in Attachment D. Prior to exercising such option, GE shall be required to give PEDAs written notice and an opportunity to cure and, if PEDAs proceeds to duly take steps to cure such condition, GE may not seek to repossess the Transferred Property unless the financial failure persists for at least a period of six (6) months or the use inconsistency is not cured within a reasonable time. Any decision by GE to exercise its right to repossess under this Section shall be subject to dispute resolution in accordance with Section XII of this Agreement.

XI. Payments to Support Redevelopment

A. The Parties recognize that the City will suffer a loss in tax revenue from the Transferred Property and that the City is also interested in further economic redevelopment. Toward that end, GE agrees to make a gift to the City in the amount of one million dollars (\$1,000,000) for each of ten (10) years following the effective date of this Agreement. The first such payment shall be made within thirty (30) days following the effective date of this Agreement.

B. GE has made a gift to the City in the amount of one hundred thousand dollars (\$100,000) for use by the City to commission an economic reuse analysis.

C. GE has made a gift to PEDA in the amount of seventy thousand dollars (\$70,000) to support ~~PEDA operating expenses.~~

D. GE shall make funds in the amount of fifteen million three hundred thousand dollars (\$15,300,000.00) available to PEDA for economic redevelopment on the Transferred Property consistent with this Agreement. PEDA may either direct GE to conduct redevelopment projects consistent with this Agreement on the Transferred Property or direct GE to make timely payments directly or to third parties (including the City and/or the Commonwealth of Massachusetts) for redevelopment projects consistent with this Agreement associated with the Transferred Property including, without limitation, new building construction, landscaping, economic incentives to tenants, or insurance. Further, payments for roadway and infrastructure projects and/or PEDA administrative and support expenses, including outside technical, financial, legal, marketing, and other such advisors, will be allowable; provided that such projects and ~~expenses are~~ for the purpose of supporting economic development on the Transferred Property. GE shall provide a financial statement of disbursements of the \$15,300,000.00 to PEDA on a quarterly basis.

## XII. Dispute Resolution

A. Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section shall be the exclusive mechanism to resolve disputes arising under this Agreement between the Parties. The Parties

agree to use their respective best efforts to resolve any dispute(s) that may arise regarding this Agreement

B. Any dispute that arises under or with respect to this Agreement that cannot be resolved in the daily-management and implementation of this Agreement shall in the first instance be the subject of informal negotiations between the Director of PEDDA and/or the Mayor of the City and/or GE's Vice President of Environmental Programs, as the case may be, who shall use their respective best efforts to resolve such dispute. The period for informal negotiations shall not exceed thirty (30) days from the time the dispute arises, unless it is modified by written agreement of the Parties involved in the dispute. The dispute shall be considered to have arisen when one party sends the other parties a written notice of dispute.

C. In the event that the Parties cannot resolve a dispute by informal negotiations under the preceding paragraph of this Section, the Parties involved in the dispute agree to submit the dispute to mediation. Within 14 days following the expiration of the time period for informal negotiations, the Parties involved in the dispute shall propose and agree upon a neutral and otherwise qualified mediator. In the event that the Parties fail to agree upon a mediator, the Parties shall request the American Arbitration Association to appoint a mediator. The period for mediation shall commence upon the appointment of the mediator and shall not exceed sixty (60) days, unless such time period is modified by written agreement of the Parties involved in the dispute. The decision to continue mediation shall be in the sole discretion of each party involved in the dispute. The Parties will bear their own costs of the mediation, except that GE shall pay for the time and expenses of

the mediator. The Parties agree that all mediated discussions shall remain confidential

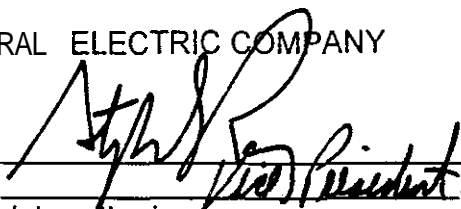
D. In the event that the Parties cannot resolve a dispute by informal negotiations or mediation, venue for judicial enforcement shall be Berkshire County Superior Court or the Federal District Court for the District of Massachusetts, Western Division. Notwithstanding the foregoing, injunctive relief may be sought without resorting to alternative dispute resolution to prevent irreparable harm that would be caused by a breach of this Agreement.

E. The Parties shall have the **right** to enforce this Agreement against each other pursuant to Section XII of this Agreement, notwithstanding any contribution protection, releases, or covenants arising out of the Consent Decree or any Prospective Purchaser Agreement or similar agreement that might otherwise limit the Parties' ability to enforce this Agreement.

XIII. Non-Assignability of Agreement

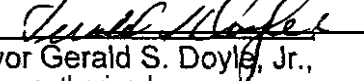
Except as provided in Sections II..L or M of this Agreement, neither the City nor PEDA shall assign or otherwise transfer their rights or obligations under this Agreement, including but not limited to their rights to enforce the provisions of this Agreement, ~~without the express written consent of GE.~~

GENERAL ELECTRIC COMPANY

By:   
Its President  
duly authorized

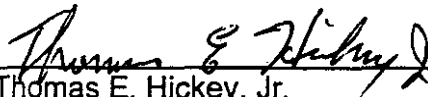
Date: 7/22/99

CITY OF PITTSFIELD

By:   
Mayor Gerald S. Doyle, Jr.,  
duly authorized

Date: 7/20/99

PITTSFIELD ECONOMIC  
DEVELOPMENT AUTHORITY

By:   
Thomas E. Hickey, Jr.  
Its interim Director,  
duly authorized

Date: 7/20/99

## List of Attachments

- A. Definitions
- B. Phase I and II Site Plan
- C. Phase I and II Redevelopment Activities
- D. Use Restrictions
- E. List of Environmental Reports
- F. Lease Agreement
- G. List of City-Owned Property Within Site for Which **EREs** May Be Necessary



## **Attachment A**

### **Definitions**

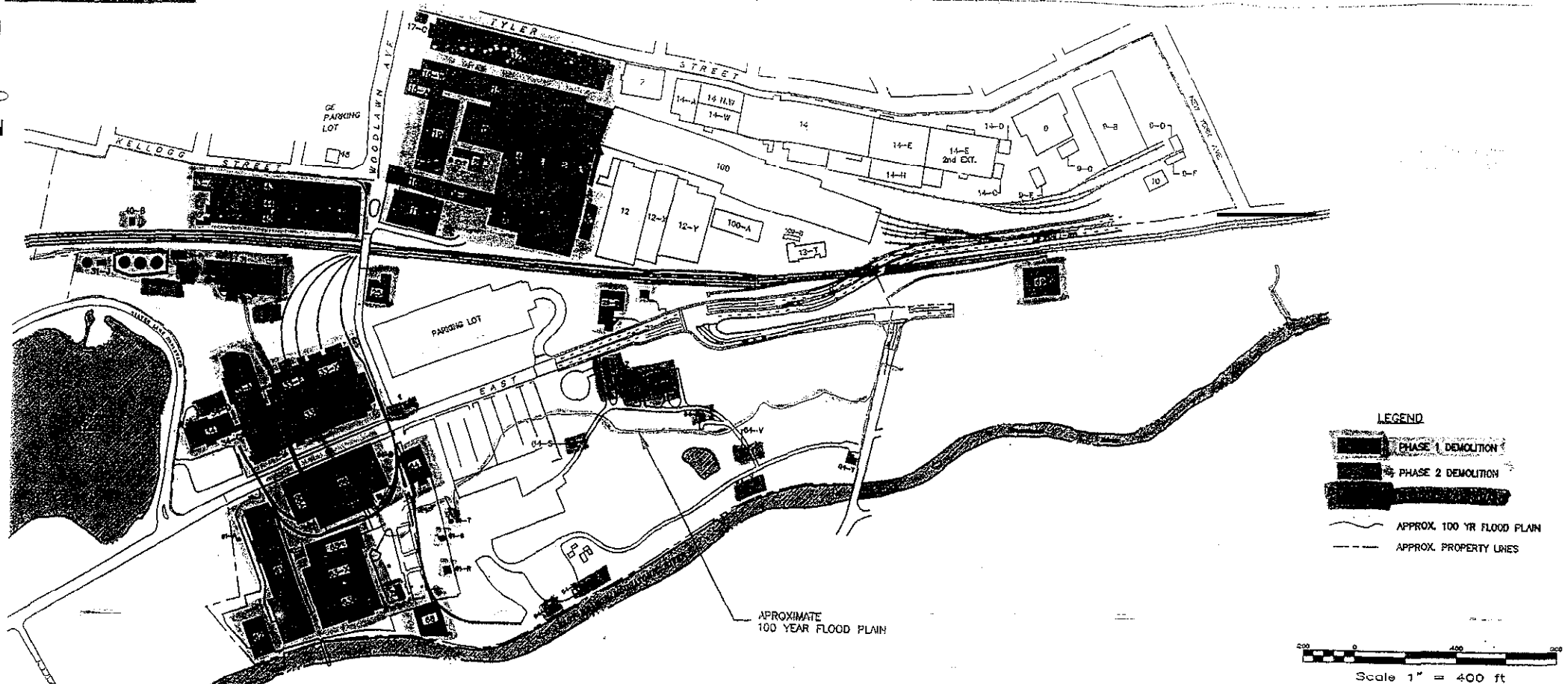
Definitions:

1. **AAA** means the American Arbitration Association.
2. **AAA Rules** means the Commercial Arbitration Rules of the AAA, as amended and effective on January 1, 1999.
3. **Agreement** means this Definitive Economic Development Agreement executed by GE, PEDA, and the City on July 1, 1999.
4. **City** means the City of Pittsfield, Massachusetts.
5. **Consent Decree** means the comprehensive settlement agreement negotiated among GE, the Massachusetts Executive Office of Environmental Affairs, the Massachusetts Attorney General, MA-DEP, the Connecticut Attorney General, the Connecticut Department of Environmental Protection, EPA, the United States Department of Interior, the United States Department of Justice, and the National Oceanic and Atmospheric Administration to resolve claims and address response activities at the GE facility in Pittsfield, Massachusetts, the Housatonic River, and certain other areas affected by PCBs.
6. **EREs** means environmental restrictions and easements placed upon certain properties pursuant to the Consent Decree.
7. **EPA** means the United States Environmental Protection Agency.
8. **Expedited Arbitration Procedure** means the procedure set forth in Section IV.G of this Definitive Economic Development Agreement pursuant to which disputes between the City and GE regarding liability for PCB contamination on property owned or previously owned by the City shall be resolved.
9. **GE** means the General Electric Company.
10. **MA-DEP** means the Massachusetts Department of Environmental Protection.
11. **Mediation Parties** means GE, the Massachusetts Executive Office of Environmental Affairs, the Massachusetts Attorney General, MA-DEP, the Connecticut Attorney General, the Connecticut Department of Environmental Protection, EPA, the United States Department of Interior, the United States Department of Justice, and the National Oceanic and Atmospheric Administration.
12. **Parties** means GE, PEDA, and the City.
13. **PCBs** means polychlorinated biphenyls.
14. **PEDA** means the Pittsfield Economic Development Authority.

15. Subject Property means property at issue in the Expedited Arbitration Procedure that is owned or previously owned by the City and at which PCB contamination is found.
16. SOW means the Statement of Work for Removal Actions Outside the River, which is an attachment to the Consent Decree.
17. Transferred **Property** means property that is transferred by GE to PEDA pursuant to this Definitive Economic Development Agreement.
18. Use Restrictions means the limitations upon the types of activities for which the Transferred Property may be used, as agreed to by the Parties and set forth in Attachment D.

**Attachment B**  
**Phase I & II Site Plan**

# GE Pittsfield Brown fields Program



THIS BASE PLAN DRAWING WAS COMPILED USING  
BLASLAW, BOUCK & LEE, INC. FILE # 20140045.DWG  
MASSHIGHWAY- MERRILL ROAD CONSTRUCTION

## PHASE 1 & 2 SITE PLAN for GENERAL ELECTRIC

CURT CIRLOT PITTSFIELD, MA

WHITE ENGINEERING, INC.  
CIVIL AND ENVIRONMENTAL

60 COLON MERRIMAN STREET  
PITTSFIELD, MASSACHUSETTS 01201

|                    |                 |                       |
|--------------------|-----------------|-----------------------|
| DATE: JULY 3, 2012 | BY: [signature] | APPROVED: [signature] |
| DATE: JULY 3, 2012 | BY: [signature] | APPROVED: [signature] |

GE-S17

**Attachment C**  
**Phase I & II R&development Plans**

**ATTACHMENT C**  
**Phase I Economic Development Activities**

| <b>Phase I</b>   | <b>Demolition</b>  |
|--|--|
| <b>20's Complex<br/>(11 acres)</b>                                 | <b>To be Transferred after remediation, demolition, disposal and other development activities as the parties agree</b><br><b>Remove asbestos, remove equipment, demolish, dispose of debris (as needed)</b>          |
| 25 and 29B   | Building 25: 22,000 sq ft - Office and storage space<br>Building 29B: 15,000 sq ft - Office and storage space  |
| <b>30's Complex<br/>(20 acres)</b>                                 | <b>To be Transferred after remediation, demolition, disposal and other development activities as the parties agree</b><br><b>Remove asbestos, remove equipment, demolish, dispose of debris (as needed)</b>          |
| 31, 31A, P, J,<br>33 A, 33B & tanks<br>33 (33C-G, X) 34 (34F, 34G) | Building 31: former power house & pumping facilities<br>Building 33A: hi-bay manufacturing<br>Building 33: 210,000 sq ft - hi-bay manufacturing with offices<br>Building 34: 56,500 sq ft - Office and storage space |
| <b>40's Complex<br/>(7 acres)</b>                                  | <b>To be Transferred after remediation, demolition, disposal and other activities as the parties agree</b><br><b>Remove asbestos, remove equipment, demolish, dispose of debris (as needed)</b>                      |
| 40B<br>42, 43, and 44  | Building 40B: 537 sq ft - former oil pump house (plumbing and underground facilities)<br>Building 42, 43 & 44: 416,680 sq ft - hi-bay manufacturing and office   |
| <b>GO's Complex</b>  | <b>Not to be Transferred, but significant demolition and beautification activities</b><br><b>Remove asbestos, remove equipment, demolish, dispose of debris (as needed)</b>  |
| 61s, 62, 63, 63X, 64, 64B,<br>64Y, 65, 66s, 67, 68, + 69           | totalling approximately 277,500 sq ft - manufacturing, office, etc.<br>remove East Street utilities bridge, relocate utilities   |
| <b>Phase I',</b>   | <b>Refurbishment</b>   |
| 28B<br>34D, 36V, 32S<br>31W, 64 G, P, R, S, T, V, W, X, Z          | warehouse: make minor exterior refurbishments<br>electrical substation: make minor exterior refurbishments<br>part of wastewater treatment operations: make minor exterior refurbishments                            |

## ATTACHMENT C

### Phase II Economic Development Activities

| Phase II                          | D e m o l i t i o n      11/1/2006 8:42:11 AM   |  | 04                 |
|-----------------------------------|---|--|--------------------|
| <b>19" Complex<br/>(14 acres)</b> | <b>To be Transferred after remediation demolition, disposal and other development activities as the parties agree</b> |  |                    |
|                                   | <b>Remove asbestos, remove equipment, demolish, dispose of debris (as needed)</b>                                     |  |                    |
| a. 8E                             | Buildings 8 and 8E:   | 23,600 sq ft - Office and storage space:                                   | vacant             |
| 19'                               | Building 19:  | 56,901 sq ft - hi-bay manufacturing, office and storage space:             | vacant             |
| 1-6                               | Buildings I-6:  | 261,600 sq ft - hi-bay manufacturing, office and storage space:            | vacant             |
| 11                                | Building 11:  | 97,657 sq ft - Office/laboratories:  | occupied           |
| 15s                               | Building 15,15H,15W:  | 52,663 sq ft - hi-bay manufacturing and storage space:                     | vacant             |
| 16s                               | Building 16 and 16X:  | 92,296 sq ft - Office and machine shops:                                   | partially occupied |
| 17s                               | Building 17 and 17C:  | 134,322 sq ft - hi-bay manufacturing, security and firefighting equipment: | vacant             |

\*Section IIC provides an alternative to the demolition of Building 19 that PED A may chose



## ATTACHMENT C

### Other Economic Development Activities

| <b>Other Refurbishment</b>  |   |
|---|---|
| <b>Minor repairs and painting as necessary</b>  |   |
| 28B   | Guardhouse  |
| 34D,36V,2S  | Electrical substation   |
| 31 W,64G,P,R,S,T,<br>V,W,X,Z  | Wastewater Treatment Systems  |
| <b>Other Landscape</b>  |   |
| Pursuant to cooperative efforts between the Parties, the following will be considered in <b>developing</b> the plans: |   |
| Ballfields<br>(combined youth<br>softball/soccer field)   | Lighting (basic system for recreational play)<br>Backstop<br>Perimeter fencing (approx. 1,700 l.f.)<br>Home plate, pitchers mound, infield<br>Players benches (4 ea.)<br>Sod (infield, outfield, foul territory (approx. 160,000 sf)<br>Bleachers (2 ea. — 50 seats ea.)<br>Trash receptacles (2 ea.)<br>Supply, spread, grade and rake topsoil (assume 3,000cy)                                      |
| Areas and general descriptions  | Areas: 20s, 30s, 40s, 60s, 19 complex. along East Street and around Silver Lake.<br>Descriptions: GE agrees to develop, in coordination with the City and PEDAs, a plan for landscaping in the areas as indicated above to include such things as: earth contouring, berming, grass, native shrubs and trees, native evergreens, decorative fencing in strategic areas, walkways and period lighting. |

11/11/2020

## **Attachment D**

### **Use Restrictions**

1

## ATTACHMENT D

### Use Restrictions/AULs

- . The parties agree to develop and impose use restrictions on the Transferred Property using this Attachment D as guidance. The Transferee shall remain responsible for and ensure the Use Restrictions are followed and enforced. The intent of the Use Restrictions is to prevent future users-or visitors from undertaking any activity that could be undesirable from a health, safety or risk management perspective. As such, the site will be deemed suitable for light-industrial or office use only, except as set forth herein.

- . Permitted uses - light-industrial and office such as:

- warehousing and storage
  - product distribution
  - information technology manufacturing and support
  - wholesale
  - assembly and other light manufacturing
  - packaging
  - data processing and software development
  - administration
  - financial services (non-retail)
- Prohibited Uses:
    - residential;

## ATTACHMENT D

### Use Restrictions/AULs

#### . Prohibited Uses (cont.):

- educational facilities including, without limitation: infant; child; youth or adult education. Notwithstanding the foregoing, GE agrees to work with PEDDA to develop, if feasible, adult education at a new building to be constructed on the Transferred Property;
- except as provided elsewhere in this Agreement, recreational or athletic facilities;
- day care or elder care;
- commercial (shopping center, mall, retail, etc.);
- museums, galleries or libraries (except as part of educational facilities as set forth above);
- food-based businesses (restaurants, grocery stores, food storage or handling) (except as incidental to educational facilities as set forth above or as part of customary and necessary internal operations by permitted users);
- Exceptions to Prohibited Uses-if agreed to by the parties and provided that the site-specific environmental conditions permit, alternate site uses may be permitted on the Transferred Property.

**Attachment E**  
**Environmental Reports**

## ATTACHMENT E

### EAST STREET AREAS 1 AND 2

|           |   |
|-----------|---|
| JAN-82    | O'Brien & Gere Report on Past Hazardous Waste Disposal Practices  |
| 01-MAY-90 | East Street Area 1 MCP Phase II Supplemental Data Summary   |
|           | East Street Area 2 MCP Phase II Supplemental Data Summary   |
| 01-AUG-90 | East Street Area 1 MCP Phase II Scope of Work   |
|           | East Street Area 2 MCP Phase II Scope of Work   |
| 31-AUG-90 | Proposal for Short-Term Measures at East Street Areas 1 and 2   |
| 05-FEB-91 | East Street Area I and II Short Term Measures I-0145 and I-0146; Report Evaluating Passive Oil Recovery and Recommendations for Future Active Recovery            |
| 30-NOV-91 | Interim Phase II - Comprehensive Site Assessment/Current Assessment Summary Report for East Street Area 1/USEPA Area 3  |
| 30-APR-92 | Pumping Test Analysis and Evaluation of Recovery Measures • East Street Area 2, Pittsfield. MA  |
| 30-JUN-92 | MCP Interim Phase II Report for East Street Area 2 and Current Assessment Summary for USEPA Area 4, 8 Volumes, General Electric Company, Pittsfield, MA June 1992 |
| 05-AUG-92 | East Street Area II Short Term Measure and Semi-Annual Monitoring   |
| 05-JAN-93 | East Street Area II - Semi-annual Oil Monitoring & Short Term Measure Activities  |
| 10-JAN-93 | East Street Area 2 Oil Monitoring Report and Short Term Evaluation  |
| 01-JUN-93 | Evaluation of River Bank Recovery Measures: RW-I(X) System East St. Area 2  |
| 07-FEB-94 | Occurrence of Oil, East Street Area 2, Fall 1993  |
|           | East Street Area 2 - Supplemental Monitoring Wells  |
| 04-AUG-94 | MCP Interim Phase II Report and Current Assessment Summary for East Street Area 2/USEPA Area 4  |

## **ATTACHMENT E**

04-AUG-94 MCP Supplemental Phase II Scope of Work and Proposal for RCRA Facility Investigation of East Street Area 2/USEPA Area 4

Preliminary Health and Environmental Assessment Proposal for East Street Area 2/ USEPA Area 4

14-AUG-94 Evaluation of Recovery Measures and Groundwater Flow and Modeling, East Street Area 2. USEPA Area 4

18-AUG-94 Occurrence of Oil at East Street Area 2, Spring 1994

14-OCT-94 MCP Supplemental Phase II Scope of Work and Proposal for RCRA Facility Investigation for East Street Area 1/USEPA Area 3

MCP Interim Phase II Report and Current Assessment Summary for East Street Area 1/USEPA Area 3

Preliminary Health and Environmental Assessment Proposal for the East Street Area 1/USEPA Area 3 Site

17-FEB-95 Occurrence of Oil at East Street Area 2/USEPA Area 4, Fall 1994

31-JUL-95 Occurrence of Oil at East Area 2/USEPA Area 4, Spring 1995

28-JUL-95 MCP Supplemental Phase II Scope of Work and Proposal for RCRA Facility Investigation of East Street Area 2/USEPA Area 4

04-OCT-95 MCP Supplemental Phase II Scope of Work and Proposal for RCRA Facility Investigation of East Street Area 1/USEPA Area 3

14-MAR-96 VAPOR Transport Modeling Work Plan for the East Street Area 1 Site

31-MAY-96 Addendum to MCP Supplemental Phase II Scope of Work and Proposal for RCRA Facility Investigation of East Street Area 2/USEPA Area 4

01-JUN-96 Occurrence of Oil at East Street Area 1/USEPA Area 3 - Spring 1996

01-AUG-96 Occurrence of Oil at East Street Area 2/USEPA Area 4-Spring 1996

01-NOV-96 Assessment of Potential Preferential Pathways in East Street Area 1/ USEPA Area 3

Addendum to MCP Supplemental Phase II Scope of Work and Proposal for RCRA Facility Investigation of East Street Area 1/USEPA Area 3

01-DEC-96 Occurrence of Oil at East Street Area 1/USEPA Area 3 - Fall 1996

## ATTACHMENT E

07-FEB-97 Occurrence of Oil at East Street Area 2/USEPA Area 4, Fall 1996

24-APR-97 Revisions to Addendum to Phase II/RFI Proposal East Street Area 2/  
USEPA Area 4, Pittsfield, MA

23-JUN-97 GE Pittsfield Plant Sites East Street Area 2/USEPA Area 4 DEP File 1  
0146 (Sampling)

24-JUN-97 Occurrence of Oil at East Street Area 1/USEPA Area 3 • Spring 1997

21-JUL-97 GE Pittsfield • East Street Area 2 Oil Recovery Proposal DEP Site 1-  
0146/USEPA Area 4

08-AUG-97 General Electric Pittsfield Facility: East Street Area 2 Site (Mass DEP  
File #1-0146), USEPA Area 4: Occurrence of Oil at East Street Area 21  
USEPA Area 4 - Spring 1997

06-JAN-98 Occurrence of Oil at East Street Area 1/USEPA Area 3 • Fall 1997

09-FEB-98 Occurrence of Oil at East Street Area 2/USEPA Area 4 • Fall 1997



## ATTACHMENT E

### BUILDING 68

10-SEP-96 Status Report and identification of Immediate Response Action Options for Building 68 Area

21-OCT-96 Immediate Response Action Plan for Bldg 68 Area

04-NOV-96 immediate Response Action Plan for Building 68 Area

09-NOV-96 Response Regarding Immediate Response Actions for Soils and Sediments Adjacent to Building 68 at the GE Pittsfield Facility

26-FEB-97 Building 68 Area Removal Action Work Plan (Draft)

02-APR-97 Summary of Recent Sampling Results and Proposed Additional Investigations for Areas near Building 68

09-MAY-97 Building 68 Area Removal Action Work Plan (Draft)  
Removal Action Operations Plan (Draft)

15-OCT-97 Removal Action for Bldg 68 Area EPA Region I CERCLA Docket I-97-1003/DEP I-0147P Restoration of Sediment Removal Cells 1 and 6

20-OCT-97 Removal Action for Bldg. 68 Area EPA Region 1 CERCLA Docket I-97-1003/DEP 1-0147P Restoration of Sediment Removal Cell 2

24-OCT-97 Removal Action - Building 68 Area EPA Region I CERCLA Docket #I-97-1003/DEP File #1-0147P Restoration of Sediment Removal Cell 5

06-NOV-97 Removal Action - Building 68 Area EPA Region I CERCLA Docket #I-97-1003/DEP File #1-0147P Excavation of Bank Soil

14-NOV-97 Removal Action - Building 68 Area EPA Region I CERCLA Docket #I-97-1003/DEP File #1-0147P Restoration of Sediment Removal Cells 3 and 4

05-DEC-97 Report on Supplemental Characterization Activities - Bldg 68

20-JAN-98 Removal Action - Building 68 Area EPA Region I CERCLA Docket #I-97-1003/DEP File #1-0147P. Bank Soil Excavation

17-FEB-98 Report on Supplemental Characterization Activities - Building 68 Area, Pittsfield, Massachusetts

## ATTACHMENT E

25-MAR-98 Building 68 Area Supplemental Characterization Activities - Status Report  
and Proposal - EPA Region I CERCLA Docket #I-97-1003/DEP File #1-  
0147P (Draft)

## **Attachment F**

### **Lease Agreement**

## ATTACHMENT F

### LEASE AGREEMENT

This Lease Agreement is made this 22 day of July, 1999, between General Electric Company, a New York corporation having a place of business at 100 Woodlawn Avenue, Pittsfield, Massachusetts ("GE" or "Lessor"), and the City of Pittsfield (the "City" or "Lessee"), a Massachusetts municipal corporation, with a place of business at 70 Allen Street, Pittsfield, Massachusetts.

### PRELIMINARY STATEMENT

1. Pursuant to the Definitive Economic Development Agreement between GE, the City, and the Pittsfield Economic Development Authority of even date herewith (the "Definitive Economic Development Agreement"), the City desires to lease certain GE property in the 60s Complex, so-called, on which GE shall, no later than June 30, 2000 (or as soon as practicable after the Definitive Economic Development Agreement is effective), remediate said property and subsequently construct athletic fields and related facilities thereupon, as described in Attachment C to the Definitive Economic Development Agreement. The property subject to this Lease Agreement is described in Exhibit 1 attached hereto and made a part hereof (the "Leased Property").

2. GE desires to lease the Leased Property to the City, and the parties agree to grant and receive certain indemnities and other consideration as described herein.

### AGREEMENT

Now therefore, in consideration of the mutual promises contained herein, the parties agree as follows:

1. The Leased *Property*. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, for the term specified in Paragraph 2 below and for the consideration specified in Paragraph 3 below, the Leased Property.

2. *Term**of** theLeaseAgreement*. This Lease Agreement is effective as of the date of execution and shall continue in force for a term of ninety-nine (99) years unless terminated sooner as provided in Paragraphs 13, 14 or 15 below.

3. *Consideration*. Lessee may use the Leased Property rent free, but only in accord with the terms and conditions of this Lease Agreement. The parties agree and stipulate that one dollar (\$1.00) paid herein by Lessee to Lessor and other good and valuable consideration as set forth in the Definitive Economic Development Agreement provide valuable consideration for use of the Leased Property.

4. *Remedial Standard*. Prior to Lessor making the Leased Property available to Lessee, Lessor shall conduct remediation activities to meet the performance standard set forth in Performance Standard No. 3 in Section 2.2.2 of the Statement of Work for Remedial Activities Outside the River (the "SOW") attached to the Consent Decree in United States. et al. v. General Elec. Co., No. \_\_\_\_ (D. Mass.) ("the Consent Decree")

5. *Use of the Leased Property*. Lessee shall use the Leased Property only for the following purposes and for any other purposes agreed to in writing by Lessor (all uses by Lessee shall be subject to and in accordance with any applicable Grant of Environmental Restriction and Easement (ERE) to which the Leased Property is subject):

- a) playing fields for sports activities, including, but not limited to, baseball, tennis, soccer, football, and field hockey;

- b) facilities for other recreational activities as such activities are defined under G.L. c. 21, § 17C, including, but not limited to, walking, running, roller skating, and bicycling;
- c) associated structures and facilities, including, but not limited to, baseball backstops, goals, stadium or bench seating, rest rooms, ~~flag staffs,~~ equipment storage facilities, and maintenance facilities; and
- d) landscaping, monuments, benches, seating areas, and fencing.

In determining whether to give written consent for uses other than those specifically listed in this paragraph, Lessor shall act reasonably. ~~Section 21.17C, G.L. c. 21, § 17C, shall apply.~~

6. *Access.*

a) Lessor and its servants, agents, employees, and contractors may, from time to time, enter upon the Leased Property to perform Remediation Work with vehicles, machinery, and equipment. For the purposes of this Lease Agreement, "Remediation Work" shall include any and all response actions on or related to the Leased Property required by the Consent Decree and the SOW, as well as all relevant work plans developed and/or implemented pursuant thereto. Lessee shall not interfere with, impair, or disturb any work or remediation done on the Leased Property or on ~~any~~ access routes and shall ensure that its employees, contractors, subcontractors, guests, invitees, and visitors, and the City will use its best efforts to ensure that members of the general public or any party who may use the Leased Property while the City is the Lessee under this Agreement shall do the same. Lessee shall notify Lessor as soon as practicable if Lessee, its employees, contractors, subcontractors, guests, invitees, visitors, or members of the general public or any party who may use the Leased Property while the City is the Lessee

under this Agreement in any way impair or disturb any such work or remediation, including without limitation any protective cap, soil cover or other protection put in place by Lessor.

b) Lessee shall provide to the United States and the Commonwealth of Massachusetts and their servants, agents, employees, and ~~contractors, access to the~~ Leased Property to the same extent that Lessor would be required under the Consent Decree to provide such access had the property not been leased to Lessee.

7. *Maintenance.* Lessee agrees to maintain the structures and facilities, to mow and appropriately mark the playing fields, ~~and to maintain any landscaping~~ reasonably agreed to by Lessor on the Leased Property. Lessor shall maintain any ongoing groundwater and/or NAPL treatment, recovery, and/or management system implemented under the Consent Decree and SOW on the Leased Property. Lessee shall maintain any protective cap, soil cover or other protection put in place by Lessor on the Leased Property; provided, however, that Lessor shall be responsible for repairs to any protective cap, soil cover or other protection required under the Consent Decree and SOW which are not related to maintenance

8. *Environmental Restriction and Easements.* Lessee shall abide by and shall ensure compliance by its employees, contractors, subcontractors, guests, invitees, and visitors, and use its best efforts to ensure compliance by members of the general public or any party who may use the Leased Property while the City is the Lessee under this Agreement with any EREs to which the Leased Property is subject. Lessee's rights to the Leased Property shall be subordinate to any EREs on the Leased Property.

9. *Ownership of Improvements.* All structures and facilities installed by Lessee or directed to be installed by Lessee upon the Leased Property, including, but not limited to, baseball backstops, fencing, goals, benches, stadium seating, rest rooms, fountains, walkways, and other fixtures and improvements shall be and remain the personal property of Lessee during the term of the Lease Agreement. Upon expiration or earlier termination of this Lease Agreement, title to the improvements shall remain vested in Lessee unless the improvement is a structure that is affixed to the Leased Property. Title to structures that are affixed to the Leased Property shall vest in Lessor upon expiration or termination of the Lease Agreement without notice or execution of further instruments. At Lessor's request, Lessee shall at the expiration or Lessee's termination of this Lease Agreement under Paragraph 13, 14 or 15 below remove all Lessee's personal property from the Leased Property, including any structures or fixtures constructed by Lessee. If requested by Lessor, Lessee shall promptly execute and acknowledge a release deed or other documentation required by Lessor to acknowledge the provisions of this Paragraph.

10. *Release.* Except as provided otherwise in this Lease Agreement, Lessee permanently and completely waives, releases, and discharges, and provides to Lessor a covenant not to sue or to take other action against Lessor regarding, all claims and causes of action of any type that are brought after Lessor has achieved Performance Standard No. 3 set forth in Section 2.2.2 of the SOW, whether past, present, or future, whether known or unknown, asserted or unasserted that it may have against Lessor, its predecessors, successors, assigns, parent companies, subsidiaries, affiliated companies and other related entities, and the officers, directors, employees, agents, attorneys and



representatives of any of them. with respect to or arising out of or relating to the Leased Property, including, without limitation, claims for contribution arising from common law, claims for interference with quiet enjoyment or loss of use or statutory claims brought by Lessee or by any third party, and claims under the Massachusetts Contingency Plan, M.G.L. c: 21E, the Comprehensive Environmental Response, Compensation and Liability Act, as amended, 42 U.S.C.A. §§9601 et seq., or other environmental laws or regulations. Notwithstanding this provision, Lessee does not by this Agreement release Lessor for any claims for damages to or from property other than the Leased Property or claims arising out of or related to waste materials that migrated from the Leased Property.

11. *Indemnification*

a) *Indemnification of Lessee by Lessor.* Lessor shall indemnify, defend, and hold harmless Lessee, its officials, employees, servants, agents, attorneys, designated volunteers, independent contractors, lessees, successors, and assigns from and against any and all costs, claims, liabilities, damages, expenses, causes of action, suits, and/or judgments asserted by or on behalf of any person or persons, state or public agency, firm or firms, corporation or corporations, including damages, loss, or destruction to the Leased Property or any other property owned by Lessee located on the Leased Property, caused by Lessor's performance of any Remediation Work undertaken by it on the Leased Property subsequent to the execution of this Lease Agreement, or by any breach of this Lease Agreement by Lessor. This indemnity shall include, without limitation: (i) reimbursement of reasonable legal and consulting fees; (ii) reasonable costs of any Remediation Work necessary to comply with the Consent Decree and SOW; and (iii) reasonable costs of restoring the Leased Property as may be required in any relevant

access agreement Notwithstanding the foregoing, Lessor shall not be obligated to indemnify, defend, release, or otherwise hold harmless Lessee if the proximate cause of any damage, loss, or destruction is the negligent act or omission or the willful misconduct of Lessee, its officials, employees, servants, agents, attorneys, designated volunteers, independent contractor-s, lessees, successors, ~~or assigns, or of any person or entity~~ for whose actions Lessee is legally responsible

b) *Indemnification of Lessor by Lessee.* Lessee shall indemnify, defend, and hold harmless Lessor, its officers, employees, servants, agents, attorneys, designated volunteers, independent contractors, lessees, successors, and assigns ~~from and against any~~ and all costs, claims, liabilities, damages, expenses, causes of action, suits, and/or judgments, including, without limitation, claims of loss of use and/or interference with quiet enjoyment, asserted by or on behalf of any person or persons, state or public agency, firm or firms, corporation or corporations, caused by, arising out of, or resulting from use of or ingress to or egress from the Leased Property by Lessee, its employees, contractors, subcontractors, guests, invitees, and/or visitors, any failure of Lessee to act, or the construction or maintenance of improvements on the Leased Property by or on behalf of Lessee, whether permitted by or in breach of this Lease Agreement. This indemnity shall include, without limitation: (i) reimbursement of reasonable legal and consulting fees, (ii) reasonable costs of restoring the Leased Property to a condition reasonably comparable to the condition of the Leased Property at the time of the inception of this Lease Agreement, including without limitation removing any improvements if Lessor reasonably requests, normal wear and tear excepted, and (iii) additional removal and remedial requirements on or related to the Leased Property as a

result of additional work required or performed by Lessee or any third party at the direction of Lessee. Notwithstanding the foregoing, Lessee shall not be obligated to indemnify, defend, release or otherwise hold harmless Lessor to the extent that (i) the proximate cause of any destruction, loss, or damage is the negligent act or omission or the willful misconduct of Lessor, its officers, employees, servants, agents, attorneys, designated volunteers, independent contractors, lessees, successors, or assigns subsequent to the execution of this Lease Agreement, or of any person or entity for whose actions Lessor is legally responsible subsequent to the execution of this Lease Agreement; or (ii) the claim arises from Lessor's performance of any Remediation Work or any other action undertaken by it on the Leased Property subsequent to the execution of the Lease Agreement.

c) Each party shall give notice to the other of any matter that could give rise to the right of indemnification under subparagraph a) or b) hereof. Such notice shall be given within a reasonable time after the party giving notice receives actual knowledge of such matter and shall specify, to the best of such party's ability, the facts known to such party that could give rise to the right of indemnification. In the event one party fails to comply with the notice provisions of this subparagraph, and as a result of such failure the other party is materially prejudiced, that party shall have no obligation to indemnify under subparagraph a) or b) hereof.

12. Lessee's *Liability Insurance*. Lessee shall maintain with respect to the Leased Property comprehensive public liability insurance with coverage limits of at least one million dollars (\$1,000,000.00) per occurrence and annual aggregate limits of at least five million dollars (\$5,000,000.00) with responsible companies qualified to do business

in the Commonwealth of Massachusetts and in good standing therein. Said policies shall insure Lessor and Lessee against injury to persons or property with Lessor being an additionally named insured. Lessee shall provide Lessor with certificates of insurance for such policies. Such certificates shall provide that the policies shall not be canceled without at least ten (10) days prior written notice to each insured named within.

13. *Default and Termination by Lessor.* In the event that Lessee shall default in the observance or performance of any of the material obligations of Lessee hereunder, and the default shall not be corrected within ninety (90) days after written notice thereof, Lessor shall have the right, while such default continues, to enter and take possession of the Leased Property, to declare the term of this Lease Agreement ended, and to remove the personal property of Lessee, without prejudice to other remedies available to Lessor.

14. *Election by Lessee to Terminate.* In the event Lessee for any reason, within its sole discretion, elects to terminate this Lease Agreement, then Lessee shall provide Lessor with thirty (30) days prior notice of the termination of the Lease Agreement. Upon termination, the provisions of Paragraph 9 of this Lease Agreement regarding ownership and removal of Lessee's property shall apply.

15. *Taking By Eminent Domain.* All payments for damages or injury to the Leased Property for any taking by eminent domain by any federal; state, or other authority (other than Lessee), except damages for Lessee's personal property, fixtures, and equipment shall be allocated as follows:

a) to the Lessor, the present value of the right to receive rent after expiration of the term of the Lease Agreement and without the presence of any

improvements made to the Leased Property, whether the improvements were made by Lessee or by Lessor; and

b) the balance of the award to Lessee.

16. *Notices.* Except for any notice required by law to be given in another manner, all notices, waivers, demands, or other communications required or permitted by this Lease Agreement to be effective shall be in writing, properly addressed, and shall be given by: (i) personal delivery; (ii) established, overnight, commercial courier delivery with charges prepaid or duly charged by the sender; or (iii) registered or certified mail, return receipt requested, first class, postage prepaid as follows:

To the City of Pittsfield:

The Mayor of Pittsfield  
City Hall, 70 Allen Street  
Pittsfield, MA 01201

with a copy to:

The City Solicitor  
City Hall, 70 Allen Street  
Pittsfield, MA 01201

To General Electric Company:

The Manager  
Pittsfield/Housatonic Remediation Programs  
100 Woodlawn Avenue  
Pittsfield, MA 01201

or to any other address or addressee that any party entitled to receive notice under this Lease Agreement shall designate from time to time, in the manner provided in this section for the service of notice.

15. *Assignment and Subletting.* This Lease Agreement and all rights or obligations under this Lease Agreement, including without limitation, the rights to

enforce the provisions of this Lease Agreement, may *not* be assigned in whole or in part by either party without the express written consent of the other party. Lessee may sublet in whole or in part any portion of the Leased Property only with Lessor's prior written consent

18. *Amendments.* This Lease Agreement may not be amended, except by a mutual agreement in writing of Lessee and Lessor.

19. *Applicable Law and Related Matters.* All questions with respect to the construction of this Lease Agreement and the rights and liabilities of the parties thereunder shall be determined in accordance with the laws of the Commonwealth of Massachusetts. The parties agree that, to the extent possible, the federal and/or state courts of the Commonwealth of Massachusetts shall have jurisdiction over any litigation entered into in connection with this Lease Agreement.

20. *Validity.* Should any provision of this Lease Agreement be declared or be determined by any court of competent jurisdiction to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal or invalid part, term, or provision shall be deemed not to be a part of this Lease Agreement.

21. *Headings.* The headings appearing in this Lease Agreement are intended for convenience and reference only, and are not to be considered in the construction thereof.

22. *Construction.* This Lease Agreement shall be considered the joint workproduct of both parties hereto, and shall not be construed against either party by reason thereof.

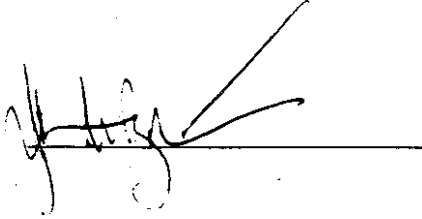
23. *Sealed Instrument.* This Lease Agreement shall be and have the effect of a sealed instrument.

24. *Counterparts.* This Lease Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument, and shall have the same force and effect as though all of the parties had executed a single signature page.

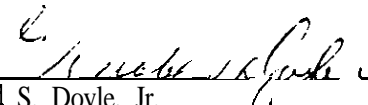
25. This Lease Agreement represents the entire agreement of the parties, and may not be supplemented or modified by any statement, act or omission not reflected in this Lease Agreement. This Lease Agreement may be ~~modified~~ only in writing signed by all parties. The parties have been represented by counsel in the negotiation of this Lease Agreement and have participated jointly in its drafting. This Lease Agreement shall not be construed in favor of or against any party as the drafter or by virtue of any rule of contract construction. This Lease Agreement consolidates, integrates and supersedes all prior and contemporaneous representations, negotiations, and agreements, written or oral, made with respect to the subject matters of this Lease Agreement. The parties acknowledge they have read this Lease Agreement and rely on no representations whatsoever, except those contained in this Lease Agreement.

IN WITNESS WHEREOF, Lessee and Lessor have executed and sealed this  
Lease Agreement as of the date first set forth above.

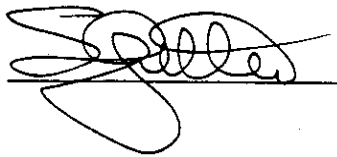
Witness:



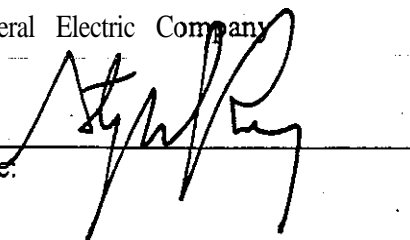
City of Pittsfield

By:   
Gerald S. Doyle, Jr.  
Mayor of the City of Pittsfield

Witness:



General Electric Company

By:   
Title:



## **Exhibit 1 to Attachment F**



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**Attachment G**  
**List of City-Owned Property - EREs**

**GENERAL ELECTRIC COMPANY - PITTSFIELD, MASSACHUSETTS  
EVALUATION OF CITY-OWNED PROPERTIES - POSSIBLE NEED FOR AUL:**

**HOUSATONIC RIVER AND OXBOW-RELATED PROPERTIES**

| PROPERTY ID  | PROPERTY OWNER                 | PROPERTY ADDRESS | AUL NEEDED?                        |
|--|--------------------------------|------------------|------------------------------------|
| <b>I. NEWELL STREET CO</b>   |                                |                  |                                    |
| 09-23-26*  | CITY OF PITTSFIELD             | NEWELL ST.       | MAYBE                              |
| <b>II. NEWELL STREET PARKING LOT AREA (OXBOWS F &amp; G)</b>           |                                |                  |                                    |
| 09-23-2  | CITY OF PITTSFIELD             | SACKETT ST.      | MAYBE                              |
| <b>III. HOUSATONIC RIVER - ELM STREET TO DAWES AVENUE</b>              |                                |                  |                                    |
| 17-21-5  | CITY OF PITTSFIELD             | DENING ST.       | MAYBE FOR NON-BANK; MAYBE FOR BANK |
| 17-20-2  | CITY OF PITTSFIELD             | CALEDONIA AV.    | MAYBE FOR NON-BANK; MAYBE FOR BANK |
| <b>IV. HOUSATONIC RIVER - POMEROY AVENUE TO WEST BRANCH CONFLUENCE</b> |                                |                  |                                    |
| 17-1-3, -4; 16-9-1   | CITY OF PITTSFIELD (F.G. PARK) | POMEROY AV.      | MAYBE FOR NON-BANK; MAYBE FOR BANK |
| <b>V. HOUSATONIC RIVER - WEST BRANCH CONFLUENCE TO POMEROY AVENUE</b>  |                                |                  |                                    |
| 16-1-1   | CITY OF PITTSFIELD             | NOBLEHURST AV.   | MAYBE                              |
| 16-2-1   | CITY OF PITTSFIELD             | NOBLEHURST AV.   | MAYBE                              |
| <b>VI. HOUSATONIC RIVER - HOLMES ROAD TO NEW LENOX ROAD</b>            |                                |                  |                                    |
| K3-1-19  | CITY OF PITTSFIELD             | JOSEPH DR.       | MAYBE                              |
| K2-1-4   | CITY OF PITTSFIELD             | E. NEW LENOX RD. | MAYBE                              |
| J2-2-1   | CITY OF PITTSFIELD             | 901 HOLMES RD.   | MAYBE                              |

**Notes:**

- The above list represents properties owned by the city of Pittsfield which are generally included within the boundaries of the former oxbow areas and/or located along the Housatonic River within the estimated 1 ppm PCB isopleth between Lyman Street and Woods Pond Dam. This list specifically excludes properties which are covered as part of the Off-Site Fill Property Program.
- Information concerning property locations, boundaries, address, ownership, and parcel identification is based on information taken from Tax Assessors' Maps and supporting information for the City of Pittsfield and the Towns of Lee and Lenox (generally current through December 1997 for the City of Pittsfield and December 1994 for the oth
- \*-Properties flagged with an asterisk are not necessarily within the boundaries of the former oxbow areas, but have been included in this list as a conservative measure as a property which is located along the edge of a former oxbow area and future data could potentially require its investigation.
- These evaluations are, in many cases, based on very limited data, and subject to change upon the availability of additional data to be collected as part of Pre-Design Investigation activities to be performed pursuant to the Settlement Agreement in Principle (pending the entry of the Consent Decree).